## SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

## NOTIFICATION FORM FOR DIRECTOR/CHIEF EXECUTIVE OFFICER IN RESPECT OF INTERESTS IN SECURITIES

FORM

1
(Electronic Format)

## **Explanatory Notes**

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Director/Chief Executive Officer ("CEO") to give notice of his interests in the securities of the Listed Issuer under section 133, 137N or 137Y of the Securities and Futures Act (Cap. 289) (the "SFA"). Please note that the requirement to disclose interests in participatory interests applies **only** to a director and where the Listed Issuer is a Singapore-incorporated company.
- 3. This electronic Form 1 and a separate Form C, containing the particulars and contact details of the Director/CEO, must be completed by the Director/CEO or a person duly authorised by him to do so. The person so authorised should maintain records of information furnished to him by the Director/CEO.
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. A single form may be used by a Director/CEO for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of/of becoming aware of, the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 6. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 3 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 7. Except for item 4 of Part III, please select only one option from the relevant check boxes.
- 8. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 9. In this form, the term "Listed Issuer" refers to -
  - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
  - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;
  - (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
  - (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
  - (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 10. For further instructions and guidance on how to complete this notification form, please refer to section 6 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

1. Name of Listed Issuer:  PARAGON REIT  2. Type of Listed Issuer:  Company/Corporation  Registered/Recognised Business Trust  Real Estate Investment Trust  Name of Trustee-Manager/Responsible Person:  PARAGON REIT Management Pte. Ltd. (the "Paragon Manager")  3. Name of Director/CEO:  Bernard Phang Sin Min  4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?  Yes  No  Is the Director/CEO notifying in respect of his interests in securities of, or made available the Listed Issuer at the time of his appointment?  Yes (Please proceed to complete Part III)  No (Please proceed to complete Part III)  Date of notification to Listed Issuer:  27-May-2025		Part I - General
<ol> <li>Type of Listed Issuer:</li></ol>	1.	Name of Listed Issuer:
Company/Corporation  Registered/Recognised Business Trust  Real Estate Investment Trust  Name of Trustee-Manager/Responsible Person:  PARAGON REIT Management Pte. Ltd. (the "Paragon Manager")  Name of Director/CEO:  Bernard Phang Sin Min  Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?  Yes  No  Is the Director/CEO notifying in respect of his interests in securities of, or made available the Listed Issuer at the time of his appointment?  Yes (Please proceed to complete Part III)  No (Please proceed to complete Part III)  Date of notification to Listed Issuer:		PARAGON REIT
Registered/Recognised Business Trust  ✓ Real Estate Investment Trust  Name of Trustee-Manager/Responsible Person:  PARAGON REIT Management Pte. Ltd. (the "Paragon Manager")  3. Name of Director/CEO:  Bernard Phang Sin Min  4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?  ✓ Yes  ✓ No  5. Is the Director/CEO notifying in respect of his interests in securities of, or made available the Listed Issuer at the time of his appointment?  ✓ Yes (Please proceed to complete Part III)  ✓ No (Please proceed to complete Part III)  5. Date of notification to Listed Issuer:	2.	Type of Listed Issuer:
<ul> <li>✓ Real Estate Investment Trust</li> <li>Name of Trustee-Manager/Responsible Person:</li> <li>PARAGON REIT Management Pte. Ltd. (the "Paragon Manager")</li> <li>3. Name of Director/CEO:</li> <li>Bernard Phang Sin Min</li> <li>4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?</li> <li>✓ Yes</li> <li>✓ No</li> <li>5. Is the Director/CEO notifying in respect of his interests in securities of, or made available the Listed Issuer at the time of his appointment?</li> <li>✓ Yes (Please proceed to complete Part III)</li> <li>✓ No (Please proceed to complete Part III)</li> <li>5. Date of notification to Listed Issuer:</li> </ul>		Company/Corporation
Name of Trustee-Manager/Responsible Person:  PARAGON REIT Management Pte. Ltd. (the "Paragon Manager")  Name of Director/CEO:  Bernard Phang Sin Min  Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?  Yes  No  Is the Director/CEO notifying in respect of his interests in securities of, or made available the Listed Issuer at the time of his appointment?  Yes (Please proceed to complete Part III)  No (Please proceed to complete Part III)  Date of notification to Listed Issuer:		Registered/Recognised Business Trust
PARAGON REIT Management Pte. Ltd. (the "Paragon Manager")  8. Name of Director/CEO:  Bernard Phang Sin Min  9. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?  Yes  No  1. Is the Director/CEO notifying in respect of his interests in securities of, or made available the Listed Issuer at the time of his appointment?  Yes (Please proceed to complete Part II)  No (Please proceed to complete Part III)  Date of notification to Listed Issuer:		✓ Real Estate Investment Trust
Bernard Phang Sin Min  Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?  ☐ Yes ☐ No  Is the Director/CEO notifying in respect of his interests in securities of, or made available the Listed Issuer at the time of his appointment? ☐ Yes (Please proceed to complete Part III) ☐ No (Please proceed to complete Part III) ☐ Date of notification to Listed Issuer:		Name of Trustee-Manager/Responsible Person:
Bernard Phang Sin Min  4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?  Yes  No  Is the Director/CEO notifying in respect of his interests in securities of, or made available the Listed Issuer at the time of his appointment?  Yes (Please proceed to complete Part II)  No (Please proceed to complete Part III)  Date of notification to Listed Issuer:		PARAGON REIT Management Pte. Ltd. (the "Paragon Manager")
4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?  ☐ Yes ☐ No  Is the Director/CEO notifying in respect of his interests in securities of, or made available the Listed Issuer at the time of his appointment? ☐ Yes (Please proceed to complete Part II) ☐ No (Please proceed to complete Part III)  Date of notification to Listed Issuer:	3.	Name of Director/CEO:
Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer?  Yes  No  Is the Director/CEO notifying in respect of his interests in securities of, or made available the Listed Issuer at the time of his appointment?  Yes (Please proceed to complete Part III)  No (Please proceed to complete Part IIII)  Date of notification to Listed Issuer:		Bernard Phang Sin Min
	5.	Is the Director/CEO notifying in respect of his interests in securities of, or made available by, the Listed Issuer at the time of his appointment?  Yes (Please proceed to complete Part II)
27-May-2025	6.	Date of notification to Listed Issuer:
		27-May-2025

## Part III - For an incumbent Director/CEO giving notice of an acquisition of, or a change in his interest in, securities of or made available by the Listed Issuer

Date of acquisition of or change in interest:				
20	6-May-2025			
	Date on which Director/CEO became aware of the acquisition of, or change in, interest <b>()</b> if different from item 1 above, please specify the date):			
20	6-May-2025			
Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):				
N	ot applicable.			
	ype of securities which are the subject of the transaction (more than one option may be hosen):			
<b>√</b>	Ordinary voting shares/units of Listed Issuer			
	Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer			
	Rights/Options/Warrants over shares/units of Listed Issuer			
Debentures of Listed Issuer				
	Rights/Options over debentures of Listed Issuer			
	Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer			
Г	Participatory interests made available by Listed Issuer			
	Others (please specify):			
	lumber of shares, units, rights, options, warrants, participatory interests and/or principa mount/value of debentures or contracts acquired or disposed of by Director/CEO:			
	0,000 units ("Unit") in PARAGON REIT			
	mount of consideration paid or received by Director/CEO (excluding brokerage and stampluties):			
C.	\$0.98 per Unit			

Circumstance giving rise to the interest or change in interest:
Acquisition of:
Securities via market transaction
Securities via off-market transaction (e.g. married deals)
Securities via physical settlement of derivatives or other securities
Securities pursuant to rights issue
Securities via a placement
Securities following conversion/exercise of rights, options, warrants or other convertibles
Disposal of:
Securities via market transaction
Securities via off-market transaction (e.g. married deals)
Other circumstances:
Acceptance of employee share options/share awards
☐ Vesting of share awards
Exercise of employee share options
Acceptance of take-over offer for Listed Issuer
Corporate action by Listed Issuer (please specify):
✓ Others (please specify):
Pursuant to the acquisition by Times Properties Private Limited ("TPPL") (a wholly-owned subsidiary of Cuscaden Peak Pte. Ltd. ("CP")) of all the Units held by the unitholders of PARAGON REIT ("Unitholders") other than CP and its subsidiaries (the "Minority Unitholders"), by way of a trust scheme of arrangement (the "Scheme") as set out in the scheme document dated 27 March 2025 issued by the Paragon Manager to the Unitholders, which became effective and binding in accordance with its terms on 26 May 2025 (the "Effective Date").

8. Quantum of interests in securities held by Director/CEO before and after the transaction.

Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	10,000	10,000
As a percentage of total no. of ordinary voting shares/units:	0	0	0
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	0	0

	As a percentage of total no. of ordinary voting shares/units:	0	0	0		
9.	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart(s) in item 10 to illustrate how the Director/CEO's deemed interest, as set out in item 8 tables 1 to 8, arises]					
	Pursuant to Section 4 of the Securities and have an interest in the Units through his spo		gapore, Mr. Bernard P	hang Sin Min is deemed to		
10.	Attachments (if any):  (The total file size for all attachment(s))	should not avoiced 1MC				
4.4						
11.	If this is a <b>replacement</b> of an earlier (a) SGXNet announcement referer			announced on SGXNet		
	(the "Initial Announcement"):		odion mion mao			
	(b) Date of the Initial Announceme	nt:				
	(c) 15-digit transaction reference	 number of the relev	ant transaction in	the Form 1 which was		
	attached in the Initial Announce					
12.	Remarks (if any):					
	The percentage of unitholding is calculated based on 2,839,010,006 Units in issue as at 26 May 2025.					
	Pursuant to the Scheme, which became effethe Units held by the Minority Unitholders, transferred to TPPL on a date falling not late Settlement Date"). The Scheme Settlement	ncluding the Units held r than seven (7) Busine	d by Mr. Bernard Phan ss Days after the Effec	g Sin Min, will be tive Date (the "Scheme		
Tr	ansaction Reference Number (auto-ge	noratod:				
3	6 3 3 9 6 7 4 5 9 4 2 6 5 C	, T				
	Additional transaction (Transaction information in Part I is					
	Add N	ew Part III Transaction				
Ite	m 13 is to be completed by an individual s	ubmitting this notificat	ion form on behalf o	the Director/CEO.		
13.	Particulars of Individual submitting the	s notification form to	the Listed Issuer:			
	(a) Name of Individual:					
	Huang Jinyang, Brent					
	(b) Designation (if applicable):					

	Company Secretary
(c)	Name of entity (if applicable):
	PARAGON REIT Management Pte. Ltd.